

RECORD AND RETURN TO:
This Instrument Prepared by:

Covenant Closing & Title Services, Inc.
4879 Palm Coast Parkway NW
Unit #5
Palm Coast, Florida 32137

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
12-12-30-5070-00000-13I0

File No:20110360-1

WARRANTY DEED

This Warranty Deed Made the 18 day of June, 2012, by ANNETTE M. KING fka ANNETTE M. CRISTAN, hereinafter called the grantor, whose post office address is: 2625 NE 27th Terrace, Fort Lauderdale, Florida 33306

to ATHANASIOS KALAMPOUKAS,

whose post office address is: 39 Val Sumo Lane, Newark, New Jersey 07105
hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Flagler County, Florida, viz:

Unit 13-I, Building 13, Palm Pointe I, a Condominium, according to the Declaration of Condominium, as recorded in Official Records Book 1233, Page 1080, and all its attachments and amendments thereto, all in the Public Records of Flagler County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantor warrants this property is not her homestead property as provided by the Florida Constitution

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2011, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature:

Witness #1 Printed Name: Marshall P. Peterson ANNETTE M. KING fka ANNETTE M. CRISTAN

Witness #2 Signature:

Witness #2 Printed Name: NADIA Yagudayev

****TWO SEPARATE WITNESSES REQUIRED****

STATE OF FLORIDA

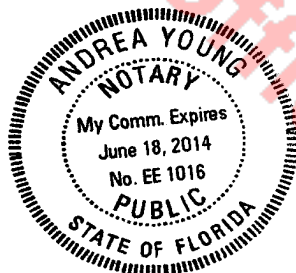
COUNTY OF FLORIDA / BROWARD CTY

The foregoing instrument was acknowledged before me this 18 day of June, 2012, by ANNETTE M. KING fka ANNETTE M. CRISTAN, who is personally known to me or who has produced driver license as identification.

My Commission Expires:

Andrea Young
Printed Name: ANDREA YOUNG
Notary Public

(Notary Seal)



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